

Greenfield

Greenfield is generally bounded by the Southfield City limits to the north, McNichols to the south, the Lodge Freeway (M-10) to the east and the Southfield Freeway (M-39) to the west.

Greenfield has experienced a population decline of nearly ten percent between 1990 and 2000. Nearly eighty percent of the adult population are high school graduates. Well over a third of the households earn more than \$50,000 per year. The area boasts a home ownership rate of nearly seventy percent with over fifty percent of the housing units valued at over \$70,000.

□ Neighborhoods and Housing

Issue: Greenfield is a solid, well-maintained residential area with only isolated pockets of housing in need of repair.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Maintain the stability of the area north of Seven Mile and west of Greenfield through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

GOAL 2: Revitalize neighborhoods with poor housing conditions

Policy 2.1: Encourage infill development in the area northeast of McNichols and the Southfield Freeway.

□ Retail and Local Services

Issue: McNichols and Seven Mile are viable commercial areas.

GOAL 3: Increase the vitality of neighborhood commercial areas

Policy 3.1: Target Seven Mile and McNichols with business improvement and retention programs.

GOAL 4: Improve the appearance of commercial areas

Policy 4.1: Encourage code enforcement, the removal of abrasive commercial uses, and physical improvement along Seven Mile and McNichols.

2000 Census - Demographic Profile

Neighborhood **Greenfield**

Total Population

26,010

1990 Population

28,801

1990 to 2000 Change

-2,791

Percent Change

-9.69%

Race

White Only

674

2.59%

Black or African American
Only

24,877

95.64%

American Indian and Alaska
Native Only

48

0.18%

Asian Only

106

0.41%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

41

0.16%

Two or More Races

264

1.01%

Hispanic Origin

Hispanic Origin (Any Race)

145

0.56%

1990 Hispanic Origin

170

1990 to 2000 Change

-25

Percent Change

-14.71%

Gender

Male

11,627

44.70%

Female

14,383

55.30%

Educational Attainment

Population 25 or older

16,282

62.60%

HS Graduate or Higher

12,707

78.04%

Assoc. Degree or Higher

3,042

18.68%

Age

Youth Population
(Under 18 Years Old)

7,451

28.65%

1990 Youth Population

8,672

1990 to 2000 Change

-1,221

Percent Change

-14.08%

0 to 4 Years Old

1,893

7.28%

5 to 10 Years Old

2,853

10.97%

11 to 13 Years Old

1,231

4.73%

14 to 17 Years Old

1,474

5.67%

18 to 24 Years Old

2,277

8.75%

25 to 44 Years Old

7,423

28.54%

45 to 64 Years Old

6,038

23.21%

65 Years Old and Older

2,821

10.85%

Households

Households

9,621

Average Household Size

2.70

Population in Group Quarters

60

0.23%

Population in Households

25,950

Family Households

6,607

68.67%

Married Couple Family

3,163

47.87%

Female Householder Family

2,951

44.66%

One Person Households

2,622

27.25%

Housing Units

Housing Units

9,994

1990 Housing Units

10,128

1990 to 2000 Change

-134

Percent Change

-1.32%

Vacant Housing Units

353

3.53%

Occupied Housing Units

9,641

96.47%

Owner Occupied

6,725

69.75%

Renter Occupied

2,916

30.25%

Housing Value

Owner Occupied Units

6,471

Less Than \$15,000

69

1.07%

\$15,000 to \$29,999

255

3.94%

\$30,000 to \$49,999

1,064

16.44%

\$50,000 to \$69,999

1,597

24.68%

\$70,000 to \$99,999

2,362

36.50%

\$100,000 to \$199,999

1,042

16.10%

\$200,000 or More

82

1.27%

Household Income

Less Than \$10,000

1,285

13.36%

\$10,000 to \$14,999

680

7.07%

\$15,000 to \$24,999

1,306

13.57%

\$25,000 to \$34,999

1,068

11.10%

\$35,000 to \$49,999

1,666

17.32%

\$50,000 to \$74,999

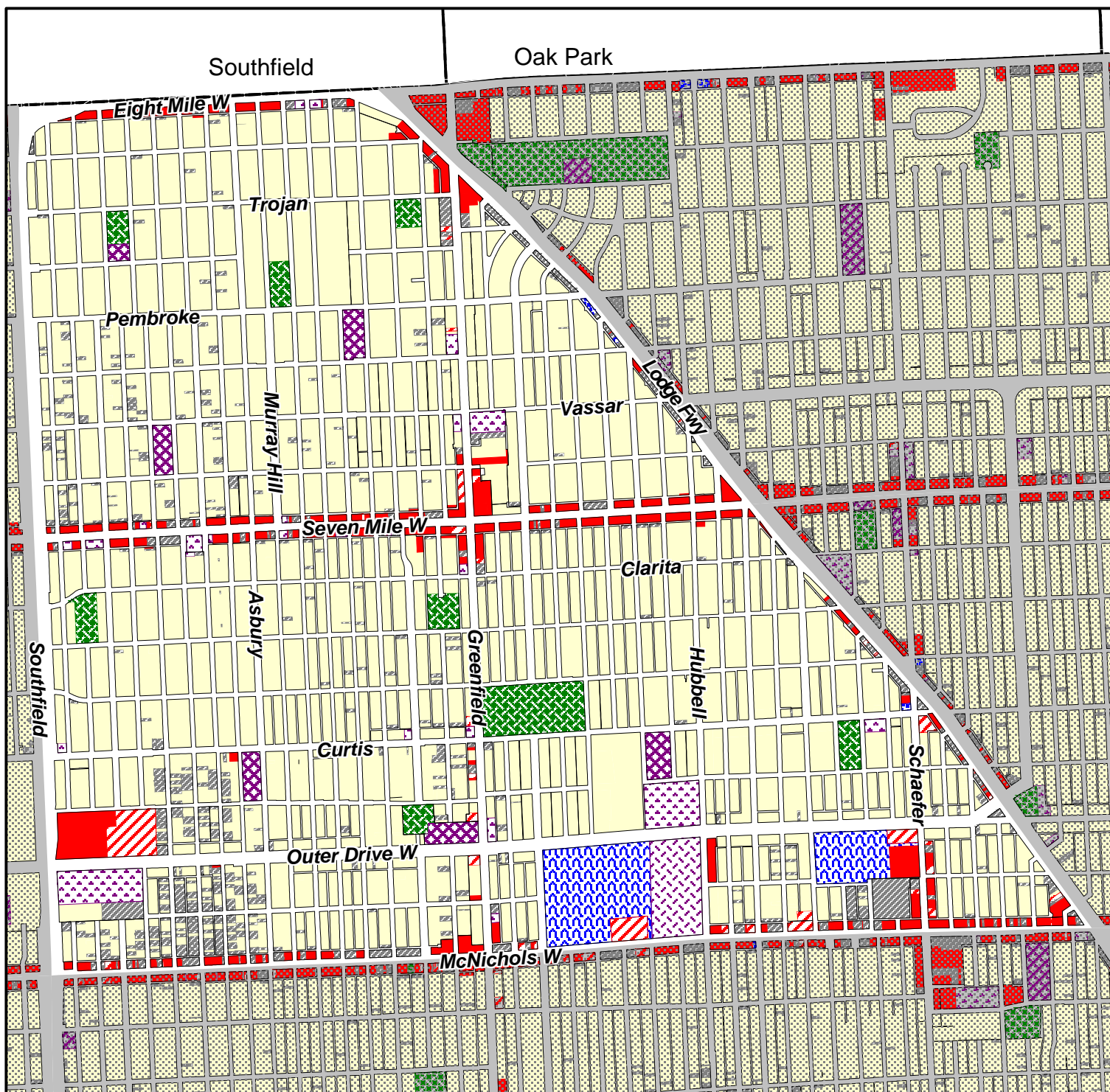
1,918

19.94%

\$75,000 or More

1,698

17.65%



Map 9-2A

City of Detroit
Master Plan of
Policies

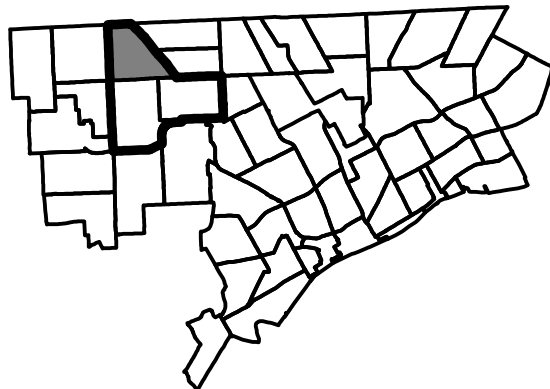
Neighborhood Cluster 9 Greenfield

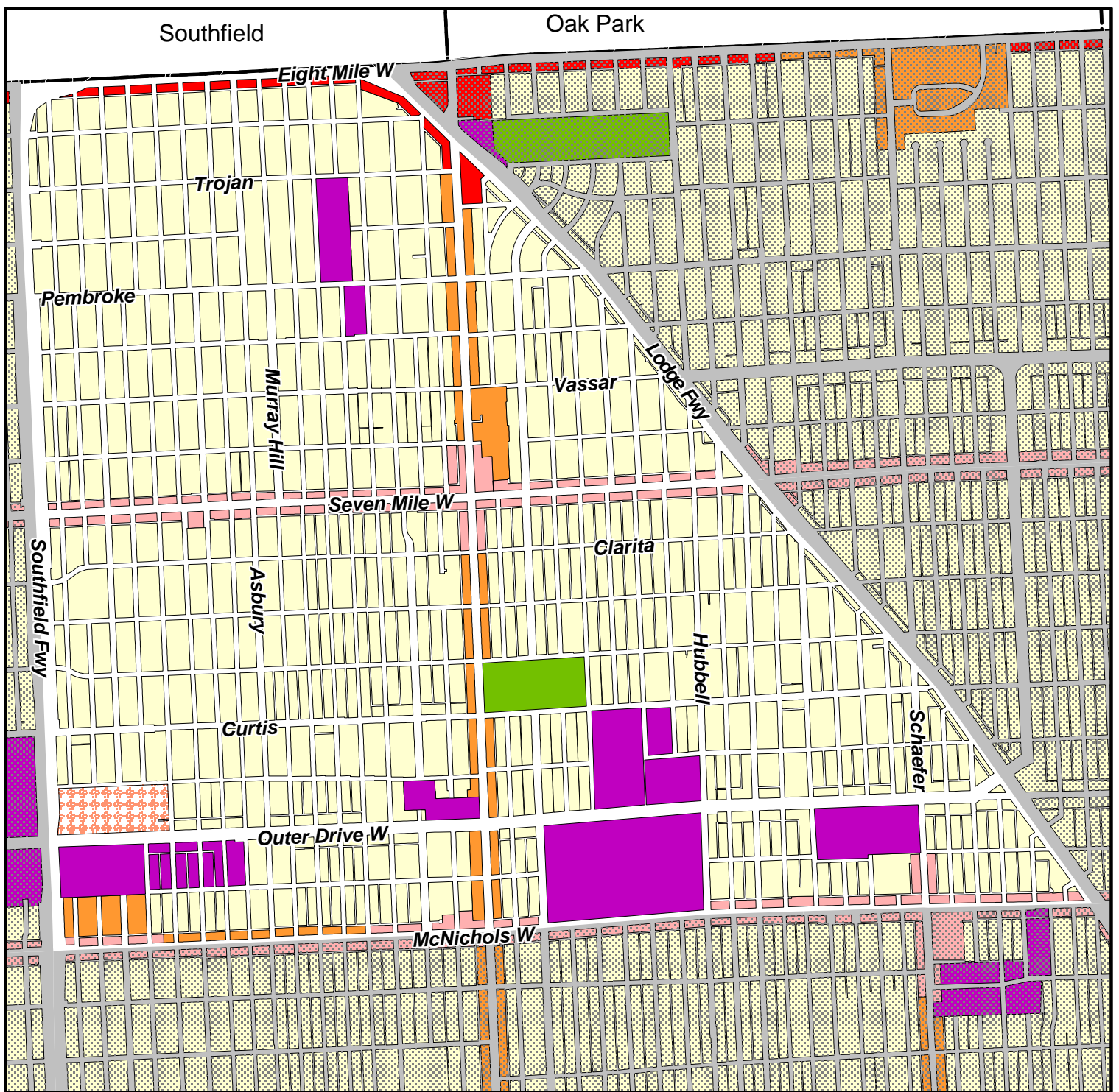


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 9-2B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 9 Greenfield



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

